



Collection Information: Folder:

Parcel No. 180I. Garage on lot 6, Block 14, Dunwell and Spencer's Addition to Brooklynd.

Series: Area 1-A, Parcels 1-182, 1961-1962.

Collection: Port Authority of the City of Saint Paul. Records.

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PROJECT AREA 1-A

PARCEL NO. 180I

NOTE:

The owner refused permission for your appraisers to enter the property. This report is made at your request from a visual inspection by us from the outside perimeter of the lot lines. See Special Limiting Conditions attached hereto and made a part hereof for further detail.

Owner:

Helen A. and Raymond L. Krawczewski

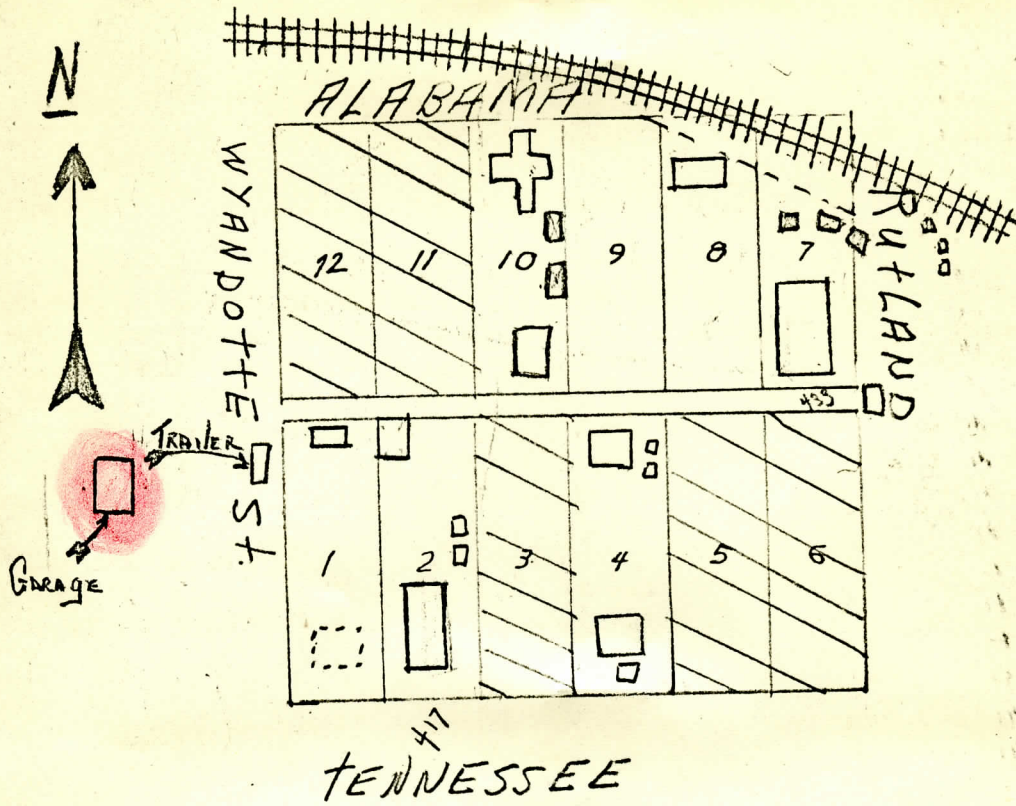
According to the neighbors and a tenant of the owners, Raymond and Helen Krawczewski, we have been informed that at one time the garage located on Lot 6, Block 14, Dunwell and Spencer's Addition to Brooklynd, was purchased by Raymond and Helen Krawczewski with the intentions of moving it onto their own property. When it was announced that the Port Authority of the City of St. Paul planned to take the entire area, the above mentioned owner did not undertake the expense of moving the garage.

The location of the garage is the Northwest corner of Tennessee Street and Wyandotte Street. We were not furnished with any information as to who owns the land under this garage.

Approximate value:

Garage

\$ 300.00



Parcel 180 I

PROJECT AREA 1-A
PARCEL NO. 180-I

Garage



VIEW OF GARAGE TO BE MOVED
ONTO KRAWCZEWSKI PROPERTY

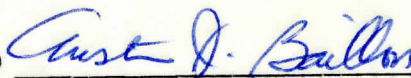
SPECIAL LIMITING CONDITIONS

The completion of an appraisal which would reflect our opinion of the market value of this property under present conditions is impossible. This situation is occasioned by the fact that the owner of the property consistently and repeatedly refused to give permission either to the St. Paul Port Authority or to ourselves to enter the property and make an inspection of the land and buildings and take measurements. Under these circumstances we informed the Real Estate Consultant of the St. Paul Port Authority that it would be impossible for us to complete the appraisal that had been requested from us. The Real Estate Consultant for the Port Authority thereafter requested that we provide them with a report which would give them some description of the property and a rough estimate of what the value might possibly be by our viewing the property from the outside perimeter of the lot lines. We have attempted to comply with this request and our findings are set out in the report.

We wish to emphasize that without making an actual inspection of the property it is impossible for us to give an accurate opinion of market value and this report does not indicate market value and that this is a report and not an appraisal. In submitting this report we make no warranties as to the accuracy of any findings or opinions set forth therein. We are willing to submit an appraisal of this property in proper form and substance when the St. Paul Port Authority can obtain permission for us from the owner to enter the property and make a thorough inspection. Upon making an inspection the estimated valuations shown in our report may be materially changed.

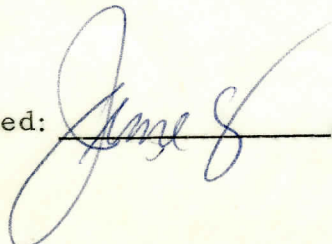
These Special Limiting Conditions apply to all the properties and land covered by the description Project Area 1-A, Parcel No. 180, 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J.

SIGNED


Austin J. Baillon

SIGNED


Jerome R. Waldron

Dated:  , 1962